



PLANNING COMMISSION

APPROVED MINUTES

March 13, 5:30 p.m.
Council Chamber, 1st Floor, City Hall
101 City Hall Plaza, Durham, NC

I. Call to Order

Chair Buzby called the meeting to order at 5:30 p.m.

II. Roll Call

MOTION: Excuse Mr. Johnson, Mr. Kenchen and Mr. Vann. (Harris, Brine 2nd)

ACTION: Motion carried, 11-0.

Members Present:

Brian Buzby, Chair
Elaine Hyman, Vice Chair
Akram Al-Turk
George Brine
Nil Ghosh
Charles Gibbs
David Harris
Paul Hornbuckle
Tom Miller
Cynthia Satterfield
Carmen Williams

Excused Members Absent:

Cedric Johnson
Armeer Kenchen
Andre D. Vann

Staff Present:

Sara Young, Assistant Planning Director
Grace Smith, Planning Supervisor
Jamie Sunyak, Senior Planner
Scott Whiteman, Planning Supervisor
Matt Filter, Senior Planner
Bill Judge, Transportation Engineer IV

III. Adjustments to the Agenda

Staff requested that the hearings for items VIIb and VIIIa be combined. Staff also reminded the commissioners that when voting, case TC1800001 should be voted on first.

MOTION: Approve the adjustments to the Agenda. (Harris, Brine 2nd)

ACTION: Motion carried, 11-0.

Approval of the Minutes and Consistency Statements for February 13, 2018.

MOTION: Approve the Minutes and Consistency Statements from February 13, 2018 with corrections as presented. (Hyman, Hornbuckle 2nd)

ACTION: Motion carried, 11-0.

IV. Public Hearing: Comprehensive Plan Amendment - none

V. Public Hearing- Plan Amendment with Concurrent Zoning Map Change Request

a. Fayetteville Commercial (A1700016/Z1700041)

MOTION: Recuse Mr. Ghosh from cases A1700016 and Z1700041. (Harris, Brine 2nd)

ACTION: Motion carried, 10-0 (Ghosh recused).

Future Land Use Map Amendment Request: Low Density Residential (4 du/ac or less) to Commercial.

Zoning Map Change Request: Residential Suburban-20 (RS-20) to Commercial General (CG).

Staff Report: Jamie Sunyak presented cases A1700016 and Z1700041.

Public Hearing: Chair Buzby opened the public hearing. The applicant, property owner and two other people spoke in support. Five people spoke in opposition. Chair Buzby closed the public hearing.

Commission Discussion: The discussion centered on whether the current zoning is appropriate for the site and compatibility with the adjacent uses.

MOTION: Recommend approval of case A1700016. (Miller, Brine 2nd)

ACTION: Motion carried, 9-1 (Miller voting no)

MOTION: Recommend approval of case Z1700041. (Miller, Hornbuckle 2nd)

ACTION: Motion carried, 9-1 (Miller voting no)

Consistency Statement: The Planning Commission finds that the ordinance request is not consistent with the adopted *Comprehensive Plan*. However, should the plan amendment be approved, the request would be consistent with the *Comprehensive Plan*. The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

VI. Public Hearing: Zoning Map Change Request

a. Rollingdale (Z1700040)

Zoning Map Change Request: Residential Suburban-20 (RS-20) to Planned Development Residential 3.940 (PDR 3.940).

Staff Report: Jamie Sunyak presented case Z1700040.

Public Hearing: Chair Buzby opened the public hearing. Two applicants spoke in support. Four spoke in opposition. Chair Buzby closed the public hearing.

Commission Discussion: The discussion centered on whether the proposal is compatible with the surrounding area.

MOTION: Recommend a continuance to the April 10, 2018 meeting so staff may have time to review additional proffers and update the staff report. (Satterfield, Ghosh 2nd)

ACTION: Motion carried, 11-0

b. Old West Durham NPO (TC1800001/Z1800002)

MOTION: Recuse Mr. Miller from cases Z1800002 and TC1800001. (Harris, Brine 2nd)

ACTION: Motion carried, 10-0 (Miller recused).

MOTION: Recuse Mr. Ghosh from cases Z1800002 and TC1800001. (Hyman, Brine 2nd)

ACTION: Motion carried, 8-1 (Williams voting no and Ghosh recused).

Zoning Map Change Request: a zoning map change applying those proposed standards as an overlay to 428 parcels (93.6 acres) in Old West Durham (OWD).

Staff Report: Matt Filter presented cases TC1800001 and Z1800002.

MOTION: To extend amount of time for speakers for each side to thirty minutes. (Harris, Brine 2nd)

ACTION: Motion carried, 9-0

Public Hearing: Chair Buzby opened the public hearing. Twelve spoke in favor. Sixteen spoke in opposition. Chair Buzby closed the public hearing.

Commission Discussion: The discussion centered on the impact of the NPO on property owners and residents, and Commissioners discussed various aspects of the NPO process and the substance of the draft.

MOTION: Recommend approval of TC1800001. (Hyman, Al-Turk 2nd)

ACTION: Motion failed, 4-5 (Al-Turk, Satterfield, Buzby, Williams, voting yes)

MOTION: Recommend approval of Z1800002. (Hyman, Al-Turk 2nd)

ACTION: Motion failed, 4-5 (Al-Turk, Satterfield, Buzby, William, voting yes)

Consistency Statement: The Planning Commission finds that the ordinance request is not consistent with the adopted *Comprehensive Plan*. The Commission believes the request is not reasonable and in the public interest and recommends denial based on comments received at the public hearing and the information in the staff report.

VII. Public Hearing: Text Amendment

VIII. Old Business

IX. New Business

X. Adjournment

The meeting adjourned at 9:58 p.m.

Respectfully Submitted,

Planning Commission Summary Minutes
APPROVED – 4/10/18

Terri Elliott, Clerk
Durham Planning Commission